

**DES MOINES COUNTY, IOWA  
ZONING COMMISSION  
REGULAR MEETING MINUTES  
THURSDAY, SEPTEMBER 15, 2016**

The Des Moines County Zoning Commission met in regular session on September 15, 2016 at 5:30 P.M. in the public meeting room of the SEIRPC offices at 211 N Gear Ave, West Burlington, Iowa.

**1. Call to Order**

Chairman Dick Keith called the meeting to order at approximately 5:30 P.M.

**2. Roll Call**

Commission members present: Dick Keith, Ron Wunderlich, John Roth, Sally Parrott, Jon Hedges

Commission members absent: Ron Breuer, Larry Werner

Staff Present: Jeff Hanan, SEIRPC

Public Present: Kermit Ted Nelson, Deborah Shelman, Ralph Mercer, Lyle Massner, Karen Anderson, Ron Durr, Barry & Trudy Denny

**3. Meeting Minutes**

**Motion #1:** To approve the Minutes of July 28, 2016 meeting.

**Motion by:** Roth

**Seconded by:** Wunderlich

**Vote:** Unanimous vote. Motion carried.

**4. New Business**

**A. Public Hearing: Request for Final Plat Approval for Scenic Valley Subdivision.**

Mr. Keith opened the public hearing at approximately 5:35 p.m. Mr. Hanan reviewed the staff report. He noted comments from County Engineer regarding access and suggested that they become conditions on approval. Ron Durr, a neighboring property owner, asked if there would be any residential development and who his neighbors would be. He also wanted to know where the property lines would be. Mr. Keith showed the map and explained that the new property lines would be marked. Subdivider Kermit Ted Smith said there would be no additional development.

After further discussion Mr. Keith closed the public hearing at approximately 5:39 p.m.

**Motion #2:** To approve the Final Plat for Scenic Valley Subdivision with the following conditions: Lot 1 will not be permitted any new entrances; Lot 2 will likely not receive new entrance from Mediapolis Road but should the County approve an entrance from Mediapolis Road that the owner/developer be responsible for construction; Lot 3 will not be permitted any new entrances

**Motion by:** Wunderlich

**Seconded by:** Roth

**Vote:** Unanimous vote. Motion carried.

**B. Public Hearing: Request for Final Plat Approval for Scenic Valley Subdivision.**

Mr. Keith opened the public hearing at approximately 6:41 p.m. Mr. Hanan reviewed the staff report. He noted

comments from County Engineer that no new entrances would be allowed. There were no comments from the public or the Commission.

After further discussion Mr. Keith closed the public hearing at approximately 5:45 p.m.

**Motion #3:** To approve the Final Plat for 1<sup>st</sup> Addition to Heaton Lake Subdivision.  
**Motion by:** Hedges  
**Seconded by:** Wunderlich  
**Vote:** Unanimous vote. Motion carried.

**C. Public Hearing: Request for Final Plat Approval for Re-Plat of Country Pond Subdivision.**

Mr. Keith opened the public hearing at approximately 5:46 p.m. Mr. Hanan reviewed the staff report. Neighbor Barry Denny said he was concerned about the number of lots and whether there would be more neighbors. Mr. Hanan explained that the originally platted residential lots are being consumed by Lot 12. He further explained that in order for the owner/developer to have any additional lots in the future they would have to go through another re-platting.

After further discussion Mr. Keith closed the public hearing at approximately 5:55 p.m.

**Motion #4:** To approve the Final Plat for Re-Plat of Country Pond Subdivision  
**Motion by:** Roth  
**Seconded by:** Parrott  
**Vote:** Unanimous vote. Motion carried.

**5. Old Business**

None

**6. Public Input**

None

**7. Future Agenda Items**

Mr. Keith noted that we still need to review and make recommended changes to the Subdivision Ordinance.

**8. Adjournment**

**Motion #5** To adjourn  
**Motion by:** Parrott  
**Seconded by:** Wunderlich  
**Vote:** Unanimous vote. Motion carried.

The meeting adjourned at approximately 5:59 P.M.

**APPROVED:** \_\_\_\_\_  
Dick Keith, Chairman

**ATTEST:** \_\_\_\_\_  
Jeff Hanan, Land Use Administrator